

51 DUDLEY DEVELOPMENT

Landmarks Commission Article 80 Small Project

Multi Unit Dwelling Roxbury Neighborhood District





HOUSING

- 18 rental units
- 3 units affordable at 60% AMI
- 2 Units meet accessibility requirements
- Elevator added to support housing for seniors and persons with disabilities increasing accessibility in Roxbury
- Workforce housing for young professionals



JOB

- Creates 25 to 50 local full-time construction jobs during 12-month schedule
- Local owner and managed by family business
- Generates new tax revenue for the City of Boston



COMMUNITY

- Removal of 40 year old distressed asset will eliminate public health condition of rodents and animals living in the building
- Also eliminate homeless people currently living in the building



SUSTAINABILITY

- Promotes walking, biking, and local transit to reduce carbon emissions and vehicle traffic.
- Incorporates advanced energy and water conservation design and technology

THE COMMUNITY STAKEHOLDERS

ABUTTER COMMUNITY DUDLEY / KENILWORTH STREET

THE ROXBURY NEIGHBORHOOD DISTRICT (POPULATION EST 56K)

CITY OF BOSTON (ARTICLE 80 PROCESS)

OFFICE OF HISTORIC PRESERVATION / LANDMARKS COMMISSION (10 DISTRICT)

HIGHLAND PARK HISTORIC DISTRICT (STANDARDS AND CRITERIA)

BOSTON PLANNING AND DEVELOPMENT AGENCY (BPDA)

CITY OF BOSTON ACCESSIBILITY / ARCHITECTURAL ACCESSIBILITY BOARD

OWNERSHIP – DORCAS LLC

51 DUDLEY – SUBJECT PROPERTY

DORCAS



CURRENT BUILDING

Our development team is pursuing the redevelopment and renovation of the subject property **51 Dudley**.

Due to the fire in 1980 (**45 Years Ago**), the buildings upper floors and interior were destroyed.

Hence, The asset is distressed, leaving the building open to the unfortunate homeless people.

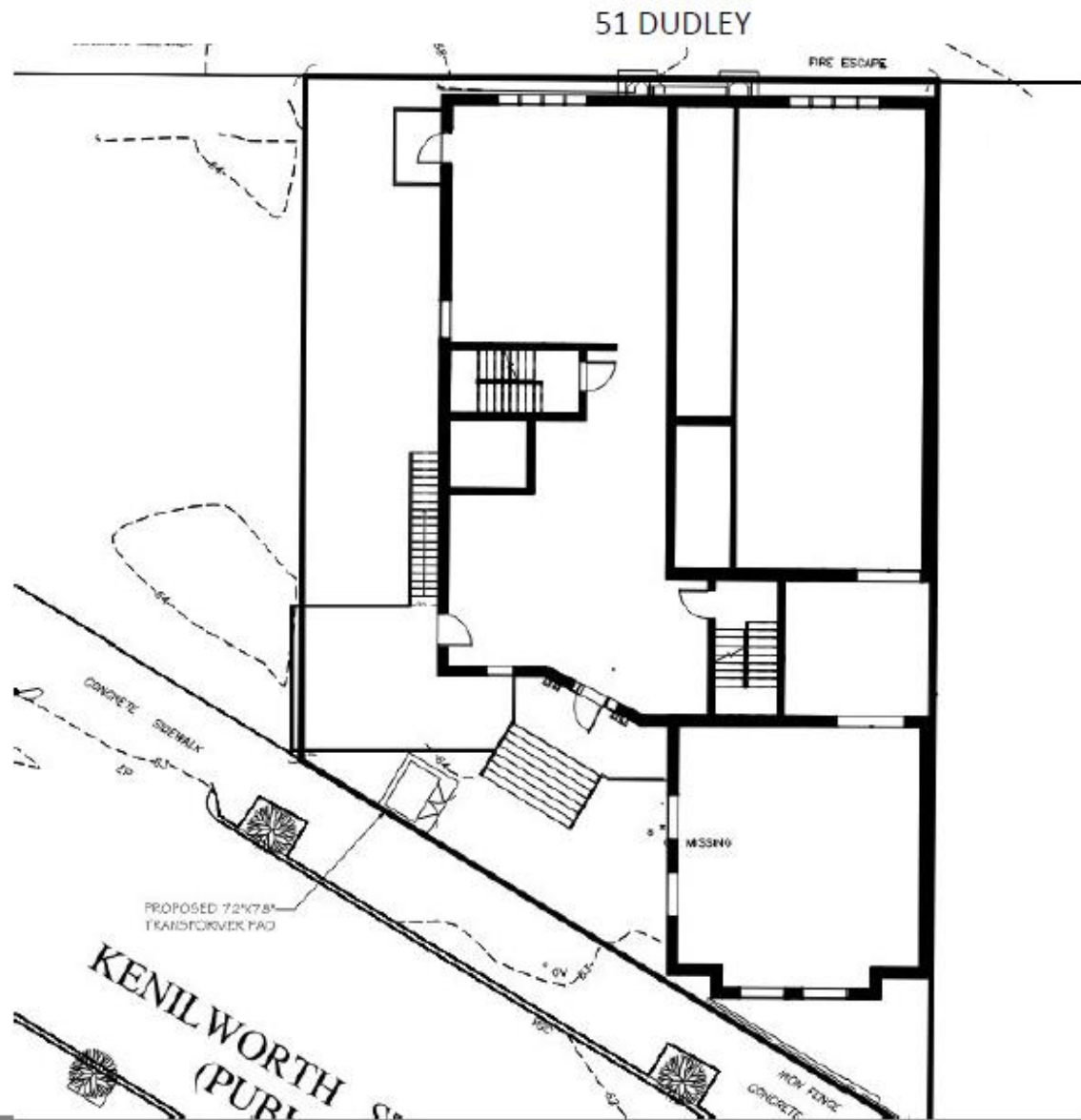
In addition, the abandoned building creates numerous public health risks, including pest infestations, exposure to toxic substances like mold.

CITY OF BOSTON / BPDA PLANNING

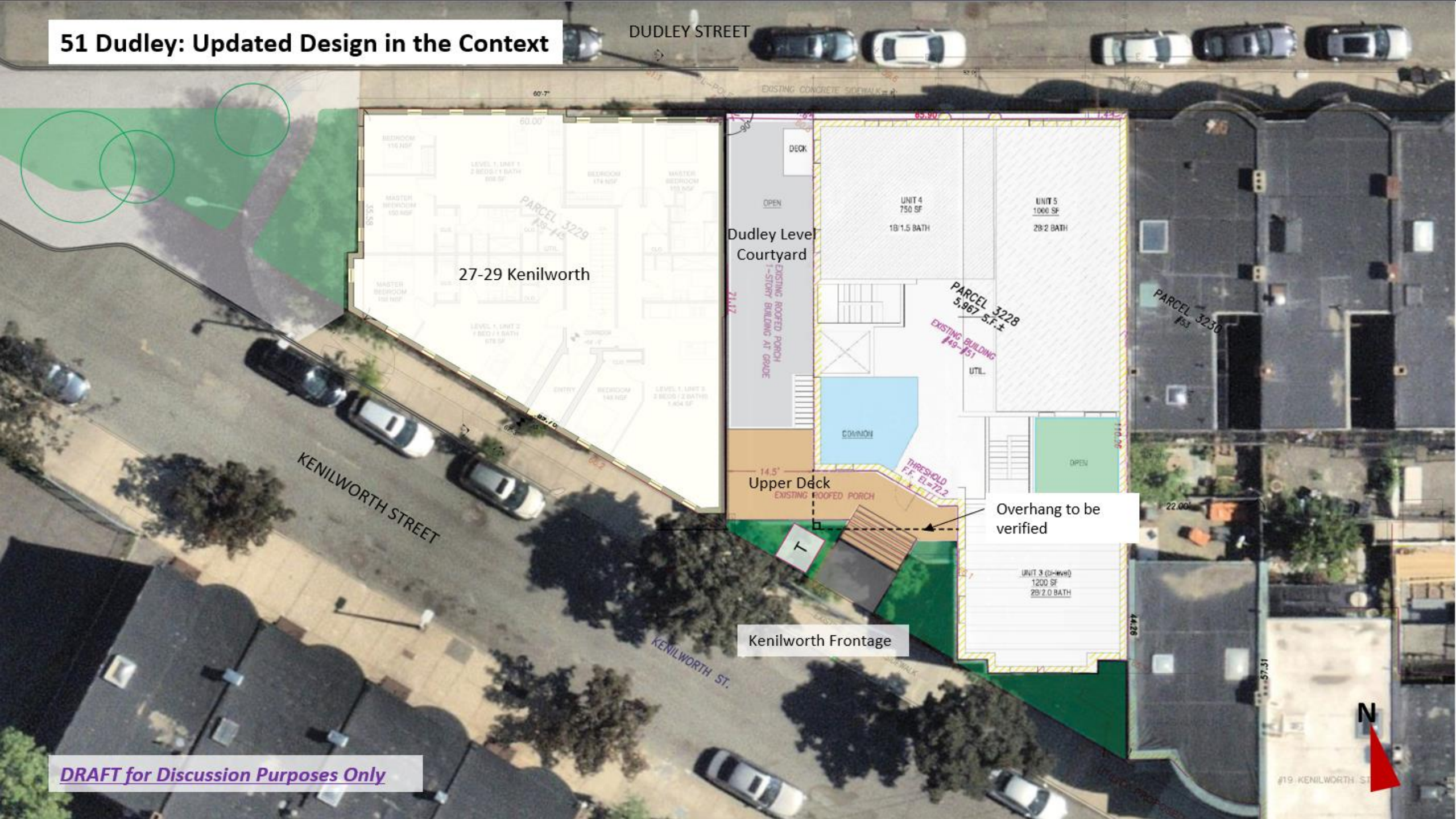
The City of Boston provided valuable review and feedback as part of the Article 80 small project review process.

Hear are examples of collaboration between the City and our design team.

51 Dudley: Proposed Design Updated on February 03



51 Dudley: Updated Design in the Context



27-29 Kenilworth

Dudley Level Courtyard

Upper Deck

Kenilworth Frontage

Overhang to be verified

DRAFT for Discussion Purposes Only

51 Dudley: Conceptual Landscape Design Framework

Landscape Design Concept

(It is for illustrative uses only and intended to facilitate discussion)

Three-Level Landscaped Areas

- **Kenilworth Frontage:** Include shrubs, trees, and a loam & seed area.
- **Upper Deck:** Designed as an outdoor amenity space for residents. Planters and seating can be integrated, with a minimum inside dimension of 3' for planters. Design details -including dimensions, configuration, materials, and planting species- to be discussed and further developed.
- **Dudley-Level Courtyard:** Consists of a transformer with screening from public view, a landscaped area with shrubs and a loam & seed area, and pedestrian access.



DRAFT for Discussion Purposes Only

ASSITANCE FROM CITY PLANNING / ARCHITECTURE

AS PART OF THE ARTICLE 80 PROCESS, TEAM MEMBERS FROM THE CITY OF BOSTON PROVIDED FEEDBACK AND ANALYSIS OF THE DESIGN TO COMPLEMENT THE NEIGHBORHOOD AND THE CITY.

THE GOAL AT 51 DUDLEY IS TO PRESERVE THE HISTORICAL AND ARCHITECTURAL CHARACTER OF THE DISTRICT.



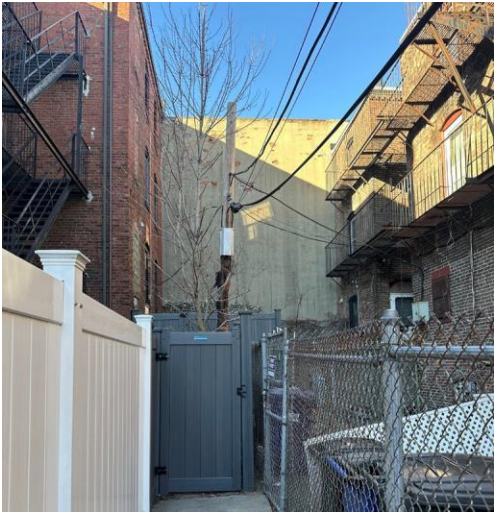
SITE AERIAL



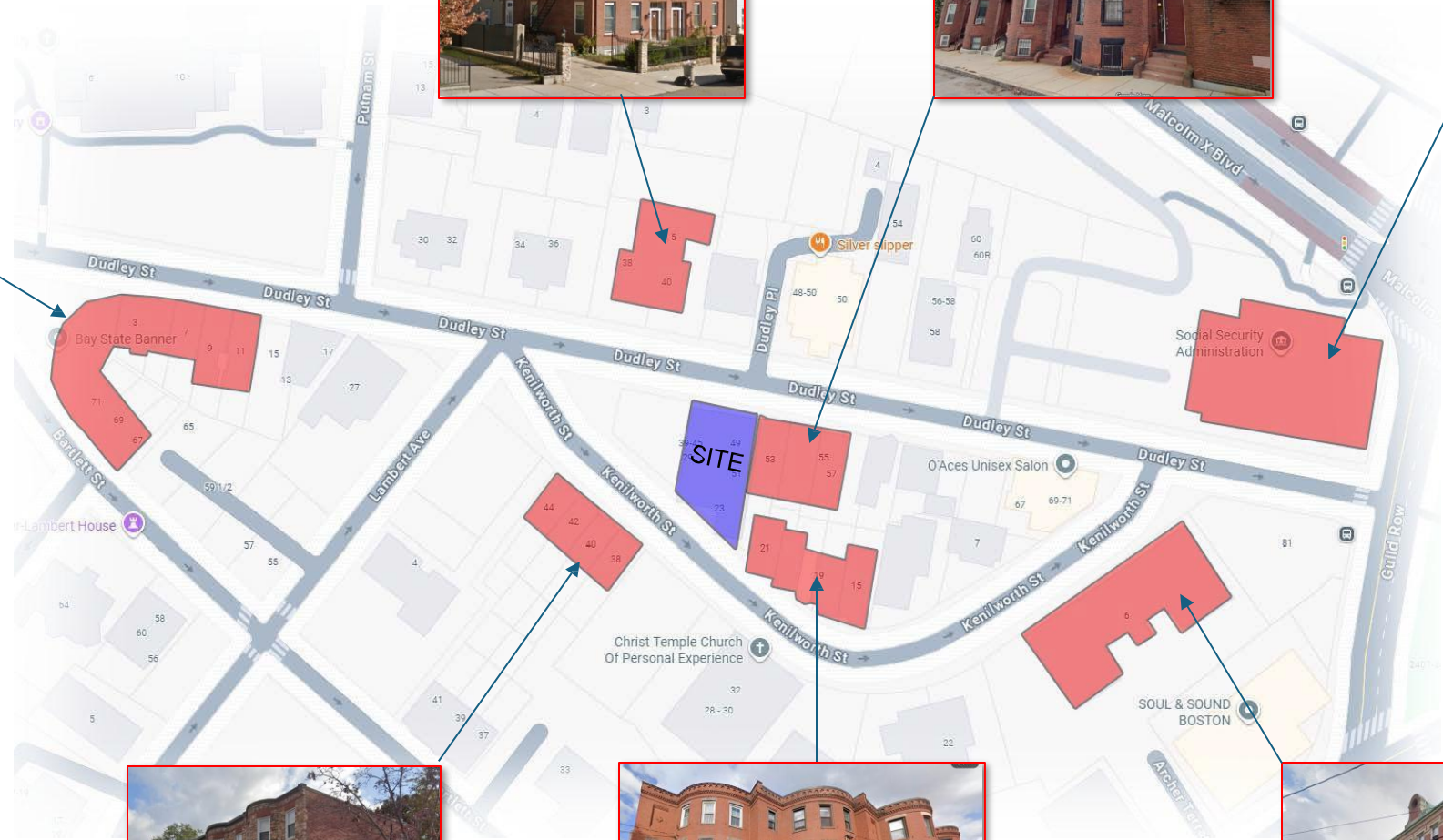
SITE PHOTOS



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NEIGHBORHOOD CONTEXT



51 DUDLEY STREET

SIMILAR SCALE BUILDING

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71 DUDLEY



5 DUDLEY

51 DUDLEY STREET

SIMILAR SCALE BUILDING

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27 DUDLEY STREET VIEW



6 KENILWORTH STREET VIEW

ORIGINAL BUILDING

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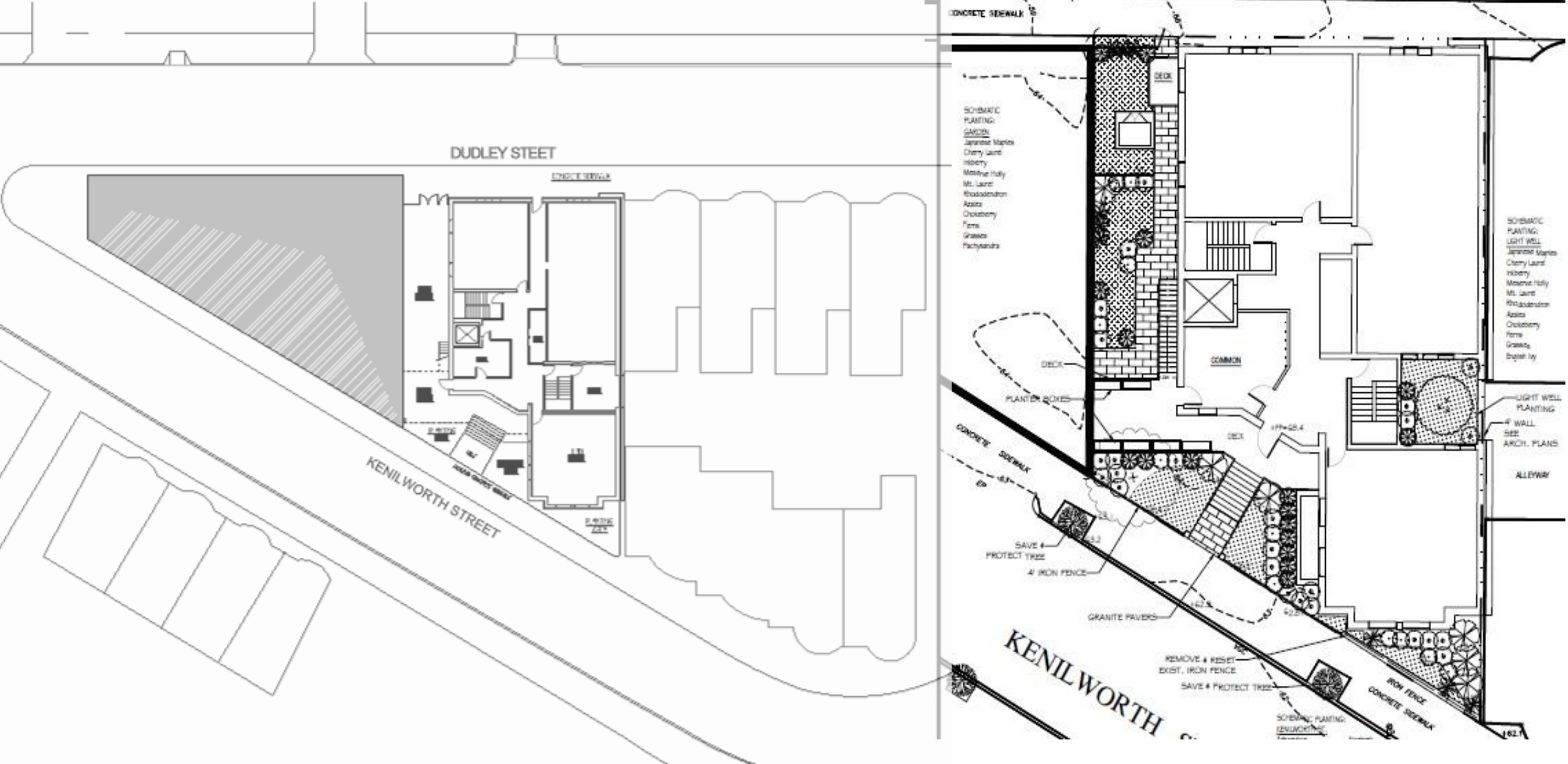


ORIGINAL BUILDING

CURRENT BUILDING

LANDSCAPE PLAN

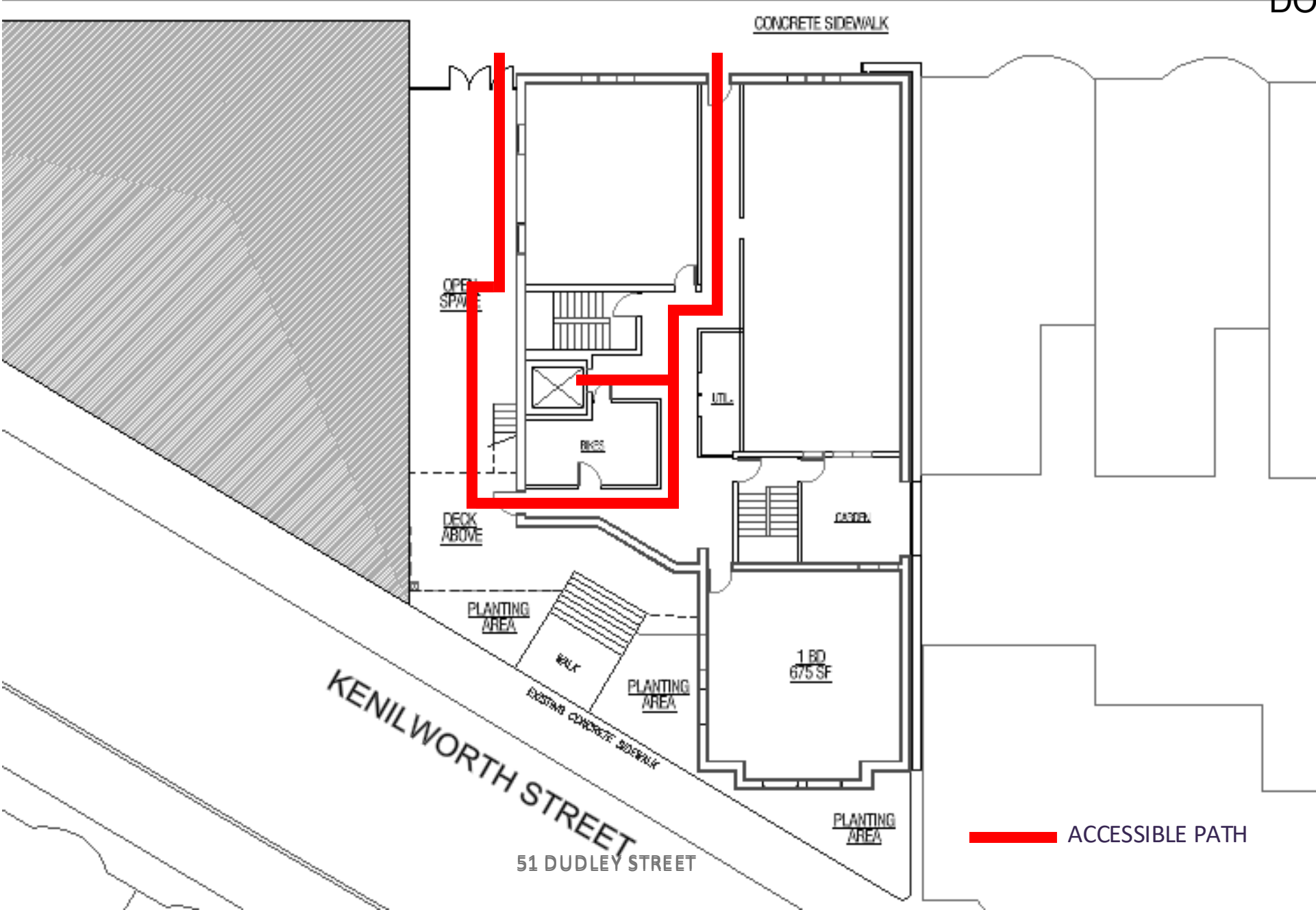
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ACCESSIBILITY DIAGRAM

DUDLEY STREET

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ELEVATIONS

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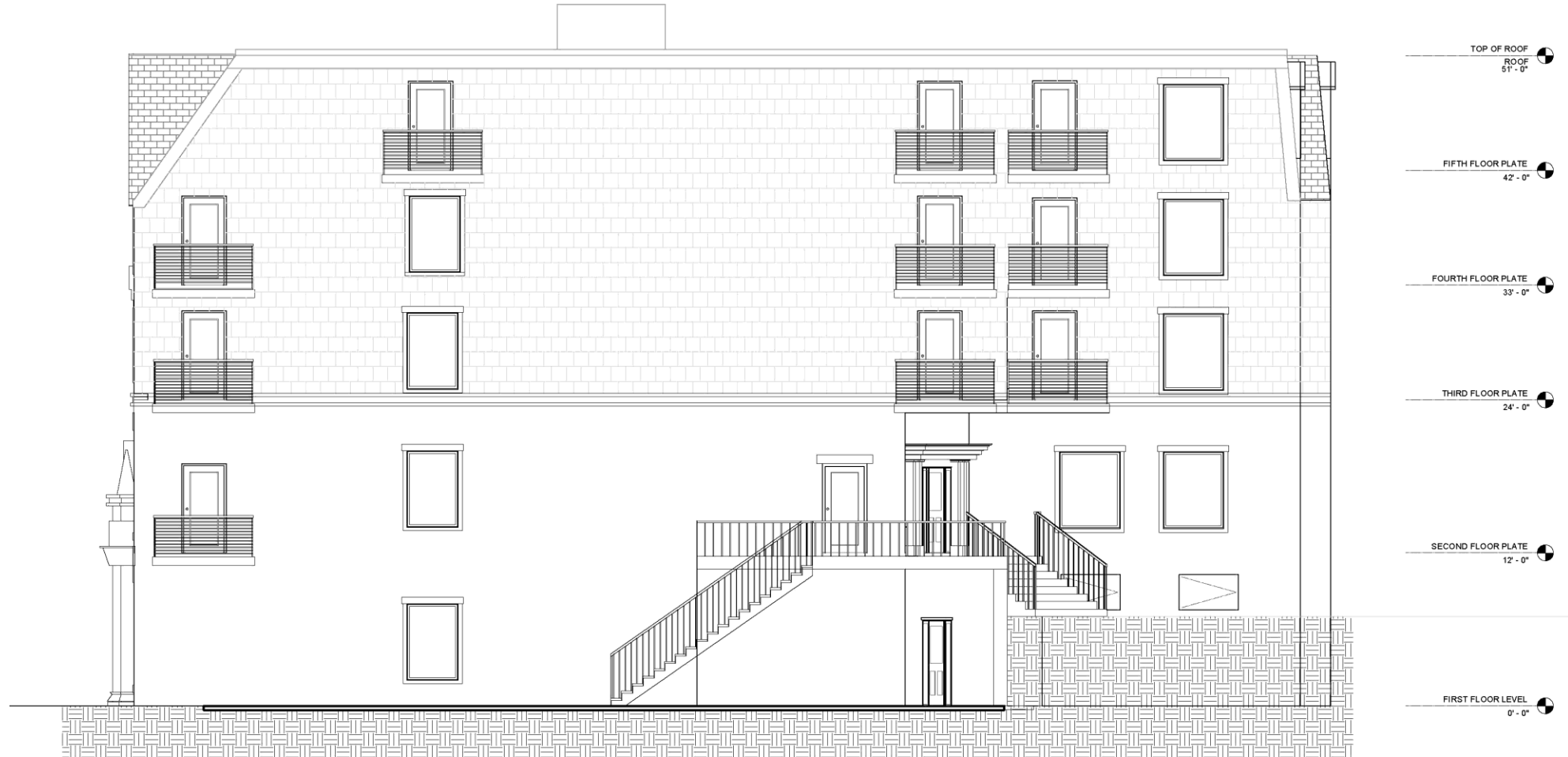
DUDLEY STREET ELEVATION



KENILWORTH STREET ELEVATION

ELEVATIONS

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ALLEYWAY ELEVATION

51 DUDLEY STREET

ROOF OPTIONS

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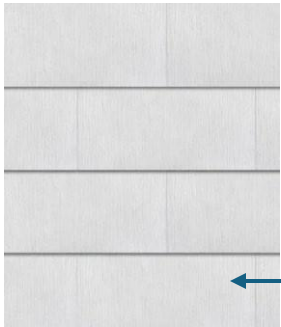
SHINGLE ROOF



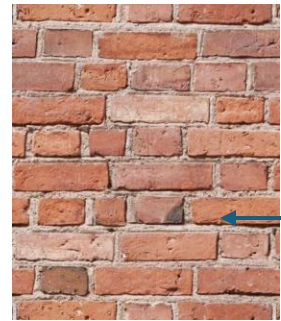
STANDING SEAM METAL ROOF

51 DUDLEY STREET

FAÇADE MATERIALS



Fiber Cement Panel



Classic Brick (existing)



Cornice
Molding Sill &
Band Molding



Black Wrought Iron
Railing. Polished
Finish

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OLD VS. NEW

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ORIGINAL BUILDING



PROPOSED BUILDING

OPEN QUESTIONS FOR COMMUNITY MEMBERS

THANK-YOU !